

FINDINGS - EXHIBIT A

Vesting Tentative Parcel Map CO12-0002/SUB2011-00028 (Guldeman)

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 1, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Noise, Public Services and Utilities, Recreation, Transportation and Circulation and Water, and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Suburban land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of primary and secondary dwellings and any residential accessory uses allowed in the Residential Suburban land use category.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a primary and secondary dwelling and any residential accessory uses allowed in the Residential Suburban land use category.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because proposed mitigations will reduce impacts to a level of insignificance.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

Road Improvements

- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.

Adjustment to the 3:1 width to length ratio design standard

- K. There are special circumstances or conditions affecting the subdivision because the existing parcel is long and narrow and served by a narrow easement from Mesa View Drive (Highway 1). In addition, the topography of the parcel is very steep along the western property boundary at the edge of the Nipomo Mesa so a parcel configuration that would meet the width to length ratio would be difficult to develop because of steep slopes.
- L. That the granting of the adjustment will not have a material adverse effect upon the health or safety of persons residing or working in the neighborhood of the subdivision because the proposed open space easement will provide open areas of the site along the bluff edge where no structural development will occur.
- M. That the granting of the adjustment will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the subdivision because the adjustment does not involve increasing the density above what is already allowed by the Land Use Ordinance for subdivision in the Residential Suburban land use category.

Adjustment to the Undergrounding Utilities Requirement

- N. There are special circumstances or conditions affecting the subdivision because the existing power transmission lines run along Mesa View Drive (Highway 1). These are high voltage primary transmission lines so undergrounding may not be economically feasible and could disrupt PG&E's infrastructure for electrical power delivery system. New conduits to serve the parcels will be provided by underground utilities.
- O. The partial granting of the adjustment will not have a material adverse effect upon the health or safety of persons residing or working in the neighborhood of the subdivision because the existing high voltage primary power transmission lines have been serving electricity to the area for decades without any adverse effect on the residents. New conduits to serve the parcels will be provided by underground utilities.
- P. The partial granting of the adjustment will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the subdivision because no other undergrounding has occurred and the adjacent properties are already developed and would be exempt from the undergrounding requirement. New conduits to serve the parcels will be provided by underground utilities.